



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Continue Public Hearing to consider staff recommendations for funding of project proposals with CDBG funds and approve several other program related reallocations of funds.

MEETING DATE: March 20, 1996

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council approve by resolution, staff's funding recommendations for the 1996-97 CDBG Entitlement. Also, that the Council approve several program related reallocations of funds.

BACKGROUND INFORMATION: The City is anticipating receiving approximately \$700,000 (no more than \$769,000) in CDBG funds and \$200,000 in HOME funds. Due to the funding uncertainty, staff is requesting that Council place approved projects on a priority list. If a project is approved for funding on the priority list, staff will notify potential recipients that any forthcoming funds from the City are dependent upon the City receiving funding from the Federal government. Recipients would then be funded in order of their priority. If staff recommendations are approved, San Joaquin County staff will take the County's entitlement to the Board of Supervisors for their approval on March 26, 1996.

See the attached charts, A and B respectively, for CDBG funding recommendations and for adjustments/reallocations. Chart A indicates last year's recipients of funds, those requesting funds this year, and staff's recommendations. Finally, a blank column is provided for notations. Chart B indicates the dollar amounts staff has recommended for reallocation along with justification. Also attached is a preliminary determination of eligibility/summary for each recommended proposal and a sample letter which will go out to each recipient of funds instructing them not to spend or otherwise encumber CDBG dollars until we are certain of their availability.

There were no proposals received from the community for the allocation of HOME funds. With this in mind, staff is requesting that when HOME funds are released by the Federal government, that they be put into a multi-family rental rehabilitation program.

FUNDING: Federal Community Development Block Grant and HOME funds.


James B. Schroeder
Community Development Director

Prepared by Eric Veerkamp, Associate Planner

JBS/EV/lw

Attachment(s)

APPROVED: 

H. Dixon Flynn -- City Manager

Chart A

1996-97 CDBG, Recommendations for Funding

| | | | | A | B | C |
|--|---|--|--|------------------------------------|--|------------------------------------|
| Proposal | Funding Approved for 1995-96 | Funding requested for 1996-97 | Eligibility Category | Eligible as per HUD | Recom- mended for funding | City Council Action |
| 1 Administration | \$22,000 | \$20,000 | Program Administration | yes | \$20,000 | |
| 2 Fair Housing of San Joaquin County | \$11,100 | \$8,800 | Program Administration | yes | \$0 | |
| 3 Dial-a-Ride | \$2,500 | \$5,000 | Public Service activity | yes | \$5,000 | |
| 4 Housing Rehabilitaiton | \$50,273 | \$75,000 | Housing Rehabilitation | yes | \$50,000 | |
| 5 Eastside Improvement Committee | \$2,500 | \$5,000 | Public Service activity | yes | \$5,000 | |
| 6 Gang Alternative Project | \$2,500 | \$0 | Public Service activity | yes | \$0 | |
| 7 Eastside Alley Lights | \$60,000 | \$150,000 | Public Facility and/or Improvement | yes | \$50,000 | |
| 8 Good Samaritan Food Services | \$7,500 | \$10,000 | Public Service activity | yes | \$10,000 | |
| 9 Family Law Service Center | \$3,500 | \$7,000 | Public Service activity | yes | \$7,000 | |
| 10 Lodi Boys and Girls Club | \$250,000 | \$200,000 | Public Facility and/or Improvement | yes | \$200,000 | |
| 11 Habitat for Humanity | \$45,000 | \$20,000 | Acquisition (real property) | yes | \$20,000 | |
| 12 Salvation Army | \$0 | \$98,000 | Public Facility and/or Improvement | yes | \$98,000 | |
| 13 Loel Foundation Rehabilitation | \$0 | \$45,000 | Public Facility and/or Improvement | yes | \$45,000 | |
| 14 Handicap Ramp (Street) Installations | \$50,000 | \$83,500 | Removal of Architectural Barriers | yes | \$50,000 | |
| 15 Eastside Water/Sanitary Sewer Upgrade | \$50,000 | \$0 | Public Facility and/or Improvement | yes | \$0 | |
| 16 Sidewalk Repair Fund | \$0 | \$0 | Public Facility and/or Improvement | yes | \$0 | |
| 17 Tree Planting Program | \$0 | \$0 | Public Facility and/or Improvement | yes | \$0 | |

Chart A

| | | | | A | B | C |
|---|--|-------------------------------------|--|---------------------------|---------------------------------|---------------------------|
| | | | | Eligible as per HUD | Recom- mended for funding | City Council Action |
| Proposal | Funding Approved for 1995-96 | Funding requested for 1996-97 | Eligibility Category | | | |
| 18 Curb, Gutter, and Installations | \$0 | \$0 | Public Facility and/or Improvement | yes | \$0 | |
| 19 Blakely Park Field Fence | \$0 | \$0 | Public Facility and/or Improvement | yes | \$0 | |
| 20 Miscellaneous Park Playground Improvement | \$0 | \$50,000 | Removal of Architectural Barriers | yes | \$50,000 | |
| 21 Lodi Lake Playground Reconstruction | \$105,650 (balance was later used elsewhere) | \$120,000 | Removal of Architectural Barriers | yes | \$60,000 | |
| 22 Kofu/Armory Ramp and Handrail Installation | \$0 | \$0 | Removal of Architectural Barriers | yes | \$0 | |
| 23 Lodi Afterschool Playground Program | \$16,200 | \$37,800 | Public Service activity | yes | \$37,800 | |
| 24 Van Buskirk Park Improvements | \$0 | \$160,000 | Public Facility and/or Improvement | yes | \$0 | |
| 25 Legion Park Playground Retrofit | \$105,650 | \$105,000 | Removal of Architectural Barriers | yes | \$105,000 | |
| 26 LUSD; School Playground ADA Retrofit | \$0 | \$38,000 | Removal of Architectural Barriers | possibly | \$0 | |
| Total Requests | \$784,373 | \$1,200,100 | | | \$812,800 | |
| Total Funding available this year. | | | | | \$700,000 | |

* Final funding levels to be determined by City Council.

Chart B

1996 Adjustments and/or Reallocations of
Prior Year's CDBG Funds

| Source of funds; Reallocate from Account # | Amount of Reallocation | Reallocate to Account # (To be Designated Upon Adoption of 96/97 Entitlement | Justification for Action |
|---|---------------------------|---|--|
| 1) 45.4-301.02 (Fair Housing) | \$ 62.02 | 45.2-301.02 (Fair Housing) | Surplus Fair Housing funding will be used to carry out same activity in current year, making additional funds available for other projects. |
| 2) 45.6-301.02 (Fair Housing) | \$ 4,736.00 | 45.2-301.02 (Fair Housing) | Surplus Fair Housing funding will be used to carry out same activity in current year, making additional funds available for other projects. |
| 3) 45.7-301.02 (Fair Housing) | \$ 4,045.00 | 45.2-301.02 (Fair Housing) | Surplus Fair Housing funding will be used to carry out same activity in current year, making additional funds available for other projects. |
| 4) 45.7-301.02 (Fair Housing) | \$ 955.00 | 45.2-350.50 (Housing Rehabilitation) | Balance of Fair Housing account will be used for another eligible activity. |
| Housing Rehabilitation program income from 7/1/95 to 1/31/96 (held by | | 45.2-350.50 (Housing Rehabilitation) | Program income generated by Federal program is usually put back into same program. |
| 5) San Joaquin Co.) | \$ 7,350.00 | | |
| 6) 45.9-360.66 (Community Improvement) | \$ 12,122.00 | 45.2-350.50 | Unused funding from Community Improvement activity will be reallocated to Housing Rehabilitation making additional funds available for other projects. |
| Total | \$ 29,270.02 | | |

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Grant Administration

2. Amount Requested:

\$20,000

3. Project Description:

Grant administration pays for a portion of the administrator's salary each year. Activities involve the overall project/program management, coordination, and monitoring of activities funded under the CDBG program. These activities include:

1. Provide local officials and citizens with information about the program.
2. Prepare program budgets and schedules.
3. Monitor compliance with project/program requirements.
4. Develop and maintain agreements and contracts with sub recipients and contractors.
5. Prepare documents and other related documentation for submittal to HUD.
6. Respond to monitoring and auditing.
7. Evaluating project/program results.
8. Managing and supervising persons.

4. Project Eligibility:

24 CFR 570.206(a)

5: Service Area Description:

Grant administration serves all projects/programs in the city being funded with CDBG funds. To this end, the goals of the grant administration reflect the goals of the Housing and Community Development Act of 1974, i.e. the development of a viable urban community, including decent housing, a suitable living environment and expanded economic opportunity for persons with low and moderate income. Entire city is service area.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Dial-a-Ride Public Transportation

2. Amount Requested:

\$5,000

3. Project Description:

The funds will be used to pay for Dial-a-Ride tickets, which are then made available through the Lodi Community Service Center at 415 South Sacramento Street. These tickets are provided free of charge to qualifying clients and are good for free Dial-a-Ride service anywhere in the City of Lodi and Woodbridge.

4. Project Eligibility:

This project is eligible as a "Public Service" activity. It is eligible as per 24 CFR 570.201(e). It is a continuation program from a new program in 1989. This program meets HUD national objectives as per 24 CFR 570.208(a)(2)(i)(c), on a limited clientele basis. The services offered through the Lodi Community Service Center are only available to those individuals who meet HUD's income eligibility requirements. The people utilizing the services are usually low to very low income, but since the tickets are potentially available to anyone who asks for them, we employ an application process to limit their use to low income and very low income persons.

5: Service Area Description:

The tickets are only available from the Service Center. Qualifying individuals can use the tickets to travel anywhere in the City of Lodi and Woodbridge.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Fair Housing of San Joaquin County

2. Amount Requested:

\$8,800

3. Project Description:

The provision of fair housing services is a HUD requirement in order to receive funds through the program. The Fair Housing Agency works for the City of Lodi on a contract basis as the sub-recipient of these funds, and is the referral agency for San Joaquin County and all cities within the county for fair housing and discrimination related issues. The Fair Housing Agency assists low/moderate income individuals subjected to housing discrimination through outreach and counseling, referrals, and mediation and reconciliation services.

4. Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(e) and meets HUD national objectives as per 570.208(a)(2)(i)(B). When individuals call the Housing Board, they are asked to provide information on their income, among other things, which is used to show that at least 51% of those being assisted are low/mod. income. While it is expected that the majority of clients are tenants, the service is available to landlords and homeowners as well.

5: Service Area Description:

The service area can be anywhere in Lodi because eligibility is based on a limited clientele basis. Anyone within the City is potentially eligible to receive assistance.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Housing Rehabilitation Program

2. Amount Requested:

\$75,000.

In addition, staff is requesting that the City Council designate \$7,350 in program income generated by the Housing Rehabilitation program from July 1, 1995 to January 31, 1996 for this year's Housing Rehabilitation program. Staff is also requesting that the Council reallocate \$12,122 from the completed Community Improvement Program and \$955 from a prior year's Fair Housing account to Housing Rehabilitation. *See "1996 Adjustments/Reallocations" sheet.*

These three amounts total \$20,427 designated for Housing Rehabilitation in 1996-97, reducing the need from this year's allocation to \$50,000.

3. Project Description:

The City sponsored housing rehabilitation program has been funded each year since 1987. It is administered by the San Joaquin County Department of Building and Planning, Neighborhood Preservation Division. The program provides no interest or low interest loans to qualified applicants to assist them with home repairs. The residence must be owner occupied and in need of substantial repairs to meet housing and safety code standards.

4. Project Eligibility:

This "Housing Rehabilitation" activity is eligible as per 24 CFR 570.202(a)(1) and meets HUD national objectives as per 570.208(a)(2)(i)(B).

5: Service Area Description:

The program defines the target area of the program as the entire city; individuals are eligible on the basis of income.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Eastside Improvement Committee

2. Amount Requested:

\$5,000.00

3. Project Description:

Costs of printing, office supplies, and informational/educational services for low and moderate income residents. Expenses also include photocopying and mailing of meeting agendas, meeting minutes, and other informational material.

4. Project Eligibility:

This project is eligible as a "Public Service" activity. It is eligible as per 24 CFR 570.201(e)(1). It is a continuation project of what was a new project/program in 1993. This project/program meets HUD national objectives as per 24 CFR 570.208)a)(1)(i), on an area benefit basis.

5: Service Area Description:

The services offered by the Eastside Task Force are available to any residence in the target area of the east side of Lodi. The residents of the target area have been determined to be at least 51% low to moderate income.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

East Side Alley/Street Lighting

2. Amount Requested:

\$150,000

3. Project Description:

This request is being made by City staff at the behest of the Eastside Improvement Committee. The project would restrict placement of any new light standards to the identified east side target area. The scope of the project now includes streets in the east side because all alleys have been lit in earlier phases. By consulting with the Lodi Police Department, the Electrical Utility Department and through public input, it would be determined which streets were in greatest need of additional illumination.

4. Project Eligibility:

This "Public Facilities and Improvements" activity would qualify for eligibility as per 24 CFR 570.201(c). The project meets HUD national objectives by conforming to the requirements as per 570.208(a)(1). The residents of the target area have been determined to be at least 51% low to moderate income.

5. Service Area Description:

The City of Lodi has determined an eligible target area, based on the 1990 U.S. Census, for the east side which roughly encompasses the area bounded by State Highway 99 on the east, East Lockeford Street on the north, East Kettleman Lane on the south, and the Southern Pacific railroad tracks on the west. Any alleys within this area would be potentially eligible to receive lighting improvements

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Handicap Ramp Installations

2. Amount Requested:

\$83,500.00

3. Project Description:

The requested funds will be used to fund Phase III of the installation of new handicap curb ramps at locations around town that have a high level of need. New curb ramps will permit access by individuals in wheelchairs and by individuals with other physical mobility limitations. These locations are in close proximity to a service provider or other public place which has a high level of pedestrian traffic. Additional locations may be addressed in future years.

4. Project Eligibility:

This project is eligible as per HUD regulations 24CFR 570.201(k), as a "Removal of Architectural Barriers" project. The project meets HUD national objectives as per 24 CFR 570.208 (a)(2)(ii) by meeting the needs of handicapped individuals, who are presumed by HUD to be low to very low income.

5: Service Area Description:

The entire City is the potential service area for this project because it is aimed at removing architectural barriers. Such projects benefit a limited clientele, those with physical mobility handicaps, presumed by HUD to be low to moderate income. Any location in the City is potentially eligible to receive funding.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Legion Park Playground Remodel

2. Amount Requested:

\$105,000. The amount requested was reallocated last year to the Hotel Lodi rehabilitation project. Parks and Recreation is asking that it be reinstated.

3. Project Description:

The requested funds will be used to remove the old equipment from the kids play area at Legion Park. The differing elevations in grade at the site will be removed and new handicap accessible play equipment will be installed. Finally, new approved ground cover will be applied, and walkways and other areas for pedestrians will be reconstructed to ADA standards.

4. Project Eligibility:

This project is eligible as per HUD regulations 24CFR 570.201(k), as a "Removal of Architectural Barriers" project. The project meets HUD national objectives as per 24 CFR 570.208 (a)(2)(ii) by meeting the needs of handicapped individuals, who are presumed by HUD to be low to very low income. While the new playground will be built to specifications which will allow kids in wheelchairs or with other disabilities to use it, it will be available to all kids wanting to use it.

5: Service Area Description:

This type of project is potentially eligible anywhere in the City because it is aimed at removing architectural barriers. Such projects benefit a limited clientele presumed by HUD to be low to moderate income. The clientele could come from anywhere in the City to use the park facilities.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Miscellaneous Parks Playground Improvements (ADA)

2. Amount Requested:

\$50,000, Phase I

3. Project Description:

The requested funds will be used to make ADA approved improvements to the children's play areas at Beckman Park, Blakely Park, Salas Park, Candy Cane park, and Hutchins Street Square. The estimated cost of the total project is just under \$100,000. The proposal of \$50,000 is for the first phase.

4. Project Eligibility:

This project is eligible as per HUD regulations 24CFR 570.201(k), as a "Removal of Architectural Barriers" project. The project meets HUD national objectives as per 24 CFR 570.208 (a)(2)(ii) by meeting the needs of handicapped individuals, who are presumed by HUD to be low to very low income. While the new playgrounds will be built to specifications which will allow kids in wheelchairs or with other disabilities to use it, it will be available to all kids wanting to use it.

5: Service Area Description:

This type of project is potentially eligible anywhere in the City because it is aimed at removing architectural barriers. Such projects benefit a limited clientele presumed by HUD to be low to moderate income. These individuals could come from anywhere in the City to use the new park facilities.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Lodi Afterschool Playground Program (formerly Hale Park Afterschool Program)

2. Amount Requested:

\$37,800

3. Project Description:

The requested funds will be used to expand the afterschool program offered by the City to youth. This program provides opportunities for recreation and productive leisure time for kids by providing a place for them to gather after school and providing them with a loosely structured environment.

4. Project Eligibility:

This project/program is eligible as a "Public Service" activity and is eligible as per HUD regulations 24 CFR 570.201 (e). This program also meets HUD's national objectives as per regulations 24 CFR 570.208 (a)(2)(i)(B). It is required that documentation be kept that at least 51% of the clients benefiting from this activity are low to very low income. It is also required that an increased level of service be provided.

5: Service Area Description:

The service area of the proposed project is the entire neighborhood surrounding the site of the program. The afterschool program is available to all kids in the area.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Van Buskirk Park Improvements

2. Amount Requested:

\$160,000

3. Project Description:

The requested funds will be used to reconstruct the park in a similar fashion to what was done at Hale Park. Old equipment will be removed and new handicap accessible play equipment will be installed. New landscaping and walkways will be reconstructed, all to ADA standards.

4. Project Eligibility:

This "Public Facilities and Improvements" activity would qualify for eligibility as per 24 CFR 570.201(c). The project meets HUD national objectives by conforming to the requirements as per 570.208(a)(1)(i). The residents of the target area have been determined to be at least 51% low to moderate income.

5: Service Area Description:

The service area is the identified target area on the east side of Lodi. The project would be available to all the residents of the area, 51% of which are low to moderate income.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Lodi Lake Playground Reconstruction (ADA)

2. Amount Requested:

\$120,000

3. Project Description:

The Lodi Lake Playground Reconstruction project will bring the children's play area on the south side of the lake up to ADA standards. The old wood play equipment and play surfaces will be removed and new ones installed to meet the standard for individuals with physical mobility handicaps.

4. Project Eligibility:

This project is eligible as per HUD regulations 24CFR 570.201(k), as a "Removal of Architectural Barriers" project. The project meets HUD national objectives as per 24 CFR 570.208 (a)(2)(ii) by meeting the needs of handicapped individuals, who are presumed by HUD to be low to very low income. While the new playgrounds will be built to specifications which will allow kids in wheelchairs or with other disabilities to use it, it will be available to all kids wanting to use it.

5: Service Area Description:

This type of project is potentially eligible anywhere in the City because it is aimed at removing architectural barriers. Such projects benefit a limited clientele presumed by HUD to be low to moderate income. These individuals could come from anywhere in the City to use the new park playground facilities.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

San Joaquin County Food Bank

2. Amount Requested:

\$10,000

3. Project Description:

The San Joaquin County Food Bank is a non-profit agency which serves San Joaquin County and all the cities in the County by gathering, sorting, and distributing surplus food stuffs to local service agencies, who then make the food available to those in need.

Funds are being requested directly from the City of Lodi in order to pay for continued services under the Senior Brown Bag and Food for Thought programs. Supplemental food is also made available through the Adopt-a-Child program. Charities in Lodi which distribute food include the Salvation Army/Archway Shelter, the Lodi Boy's/Girl's Club, and the Lodi Methodist Church on Oak Street. The funds being requested will be used to pay for the food itself and for the day to day operations of running the programs. Operations expenses include staff time for filling orders, transporting food to the sites, monitoring the sites, and assisting volunteers.

4. Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(e) and is presumed to meet HUD national objectives as per 570.208(a)(2)(i)(A).

5: Service Area Description:

The distribution point in Lodi serves families from Lodi and surrounding areas. Those benefiting from this program do come from all areas in the city, as well as Woodbridge and Acampo, and it is presumed by HUD that individuals receiving benefit from this program are low/moderate income.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Family Law Service Center

2. Amount Requested:

\$7,000

3. Project Description:

The Family Law Service Center is a private non-profit agency which serves San Joaquin County and all the cities in the County. Funding approval would allow the Services Center to continue providing low-income families in Lodi access to the legal system. Among the services provided by the Family Law Center is assisting individuals and families in obtaining restraining orders, divorce services, guardianships for children, and adoptions.

4. Project Eligibility:

This "Public Services" activity is eligible as per 24 CFR 570.201(e) and is presumed to meet HUD national objectives as per 570.208(a)(2)(i)(A)

5. Service Area Description:

The program will serve families from Lodi and surrounding areas. Those benefiting from this program do come from all areas in the City, as well as Woodbridge and Acampo, and it is presumed by HUD that individuals receiving benefit from this program are low/moderate income.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Lodi Boy's and Girl's Club, Inc.

2. Amount Requested:

\$200,000

3. Project Description:

The Lodi Boy's and Girl's Club, Inc. was incorporated in 1962. It is a non-profit corporation which serves both boys and girls in the community. The current Lodi membership exceeds 1,300 kids. The club provides numerous programs and activities including, cultural enrichment, health and physical education, personal and educational development, outdoor environmental education, citizenship and leadership development, and social recreation.

Funds are being requested in the amount of \$200,000 to complete the construction of the new facility at Blakely Park at 1050 S. Stockton St. in Lodi. Total construction price for the new facility is approximately \$1,300,000. Construction activities will involve work on the teen area, the television room, and the administrative offices.

4. Project Eligibility:

This "Public Facilities and Improvements" activity is eligible as per 24 CFR 570.201(c) and could meet HUD national objectives for a "limited clientele activity" by conforming to the requirements as per 570.208(a)(2)(i)(A) or (B).

5. Service Area Description:

The new facility is located in the city's east side target area and will primarily serve youth from the surrounding neighborhoods which have been documented to be at least 51% low/moderate income. However, the Club does serve kids from throughout the City and even surrounding areas such as Woodbridge and Acampo. For this reason, the City will require that all individuals using the facility provide income, among other data, to determine that at least 51% of those benefiting from this activity are low to moderate income.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Salvation Army, Center of Hope

2. Amount Requested:

\$98,000

3. Project Description:

The funds would be used to carry out a structural improvement project at the Army's Center of Hope facility at 525 West Lockeford Street. The project will involve the following construction activities at a total cost of \$98,000.:

Roof repairs: \$42,000

Painting: \$6,000

Hard wire computer system: \$14,000

Install new freezer: \$5,000

Upgrade phone system: \$14,000

Install pallet racks: \$2,000

Install new flooring: \$15,000

Completion of this project will enable the Center of Hope to offer a better quality of assistance to families and individuals in Lodi. The completed project will provide the center with a larger area for storing food stuffs. The upgraded facility will also improve counseling services, educational and other training opportunities, and generally provide a cleaner, safer environment for the clients

4. Project Eligibility:

This project qualifies as a "Public Facility and/or Improvement" project, as per HUD regulations 24 CFR 570.201(c). The rehabilitation of a homeless shelter meets HUD national objectives as per 24 CFR 570.208 (a)(2)(i)(A). It is an activity benefiting low to moderate income individuals homeless persons or persons threatened with homelessness. This clientele group is automatically considered to be eligible by HUD.

If title to the facility to be rehabilitated with Federal funds is held by a private non-profit organization, the facility shall be operated so as to be open to the general public during all regular business hours.

5: Service Area Description:

The potential service area for this project is the entire City because individuals could come from anywhere in the City for assistance. Those benefiting from the services offered at the facility would be considered low to very low income by HUD.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

The Loel Foundation Elevator Installation, 125 South Washington Street

2. Amount Requested:

\$45,000

3. Project Description:

The project proposal is to complete part of the rehabilitation of the basement of the existing facility at 125 South Washington Street. The basement needs to be brought up to code and office spaces need to be created. This first phase would encompass the installation of a required elevator between the first floor and the basement. Additional work can be done in additional phases. The building is owned by the Loel Foundation and the main floor is currently leased to an Adult Day Health Care provider. The Loel Foundation Board plans to use the completed basement as a satellite center for providing health and health related information to local residents, especially seniors.

4. Project Eligibility:

This project qualifies as a "Public Facility and/or Improvement" project, as per HUD regulations 24 CFR 570.21(c). The rehabilitation of a senior citizen center meets HUD national objectives as per 24 CFR 570.208 (a)(2)(i)(A). It is an activity primarily benefiting low to moderate income individuals (senior citizens). This clientele group is automatically considered to be eligible by HUD.

If title to the facility to be rehabilitated with Federal funds is held by a private non-profit organization, the facility shall be operated so as to be open to the general public during all regular business hours.

5: Service Area Description:

The service area for this project is the entire City of Lodi and surrounding communities, such as Woodbridge. Although the facility must remain open to the general public during all hours, it is expected that the individuals who will primarily benefit from this activity are senior citizens, an eligible recipient of funds according to HUD, and they can come from anywhere in the City.

**City of Lodi Application for Community Development Block Grant (CDBG)
Funds, Fiscal Year 1996-97**

Preliminary Eligibility Determination

1. Project Title:

Habitat for Humanity; 1301 South Central Avenue

2. Amount Requested:

\$20,000. This is the estimated cost of acquiring the property, paying for required building permits, and installing required infrastructure improvements, such as sidewalks, curb/gutter, etc.

3. Project Description:

The requested funds will be used to purchase a piece of property at 1301 South Central Avenue in Lodi. Habitat for Humanity will then develop a single family house on the lot, eventually placing a low income family in the home.

4. Project Eligibility:

This project is eligible as an "Acquisition (Real Property)" project as per HUD regulations HUD 24 CFR 570.201 (a). This project meets HUD's national objectives as per 24 CFR 570.208 (a)(2)(i)(C), as an activity the benefits of which are limited to those individuals who meet specified income eligibility requirements.

5: Service Area Description:

This type of activity is potentially available to anyone in the City because individuals or families receiving assistance are subject to an application screening process to determine income.

CITY COUNCIL

DAVID P. WARNER, Mayor

PHILLIP A. PENNINO

Mayor Pro Tempore

RAY G. DAVENPORT

STEPHEN J. MANN

JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET

P.O. BOX 3006

LODI, CALIFORNIA 95241-1910

FAX (209) 333-6795

H. DIXON FLYNN

City Manager

JENNIFER M. PERRIN

City Clerk

RANDALL A. HAYS

City Attorney

«Title» «FirstName» «LastName»

«JobTitle», «Company»

«Address1»

«City», «State» «PostalCode»

March 8, 1996

RE: City Council action to approve 1996-97 CDBG Entitlement

Dear «Title» «LastName»,

I am writing to notify you of the City Council's decision with regard to your application for funding. The Lodi City Council at its regular meeting on March 20th decided to fund your proposal in the amount of _____. However, funding is contingent upon the Federal government passing a budget authorizing spending under the Community Development Block Grant Program. None of the project dollars should be encumbered or otherwise committed to project related expenditures until notice of funding is released by HUD.

The earliest that funding would become available would be July 1, 1996, but unfortunately, it may very well be later than this date.

If you have any questions regarding this matter, you may call the Planning Department at 333-6711.

Sincerely,

Eric W. Veerkamp
Associate Planner



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: March 20, 1996

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, March 20, 1996** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Project proposals and community input regarding the 1996/97 Federal allocations of Community Development Block Grant (CDBG) and HOME funds.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

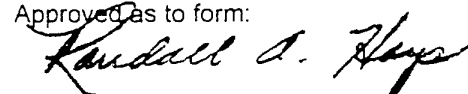
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: March 6, 1996

Approved as to form:



Randall A. Hays
City Attorney

RESOLUTION NO. 96-22

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE PROJECTED USE OF FUNDS FOR THE 1995/96
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the Department of Housing and Urban Development has determined that the City of Lodi, California is entitled to Community Development Block Grant (CDBG) funding as a participating City through the County of San Joaquin, an urban County, for fiscal year 1996-97; and

WHEREAS, the City Council of the City of Lodi, California has been made aware of the amount of CDBG funds available for the 1996-97 fiscal program year being approximately \$700,000 and additionally \$200,000 in HOME funds; and

WHEREAS, since no proposals were received from the community for the allocation of HOME funds, it is staff recommendation that the \$200,000 be allocated to a multi-family rental rehabilitation program; and

WHEREAS, the City of Lodi has held, with proper public notification, a public hearing at the City Council meeting on March 6, 1996 and continued the public hearing to the City Council meeting on March 20, 1996 to receive comments and proposals from the public regarding the projected use of CDBG funds, and provided the public with adequate information concerning the amount of funds available for community development activities, the range of eligible activities, and other important program requirements; and

WHEREAS, the City of Lodi, California has received public input regarding the proposed use of CDBG funds;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby recommend allocations to the projects as shown on the project summary, attached hereto as Exhibit A, in the approximate amount of \$700,000.00., and \$200,000 in HOME funds be allocated to a multi-family rental rehabilitation program.

BE IT FURTHER RESOLVED, that the City Council also recommends adjustments/reallocations as shown on Exhibit B attached.

Dated: March 20, 1996

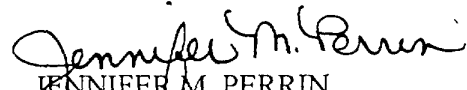
I hereby certify that Resolution No. 96-22 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 20, 1996, by the following vote:

AYES: COUNCIL MEMBERS - Davenport, Mann, Sieglock and Warner (Mayor)

NOES: COUNCIL MEMBERS - Pennino

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - None


JENNIFER M. PERRIN
City Clerk

Amended Chart A

EXHIBIT A

1996-97 CDBG Priority Recommendations

| Priority ranking | Proposal | Funding requested for 1996-97 | Eligibility Category | Eligible as per HUD | City Council approved funding |
|------------------|---|-------------------------------|------------------------------------|---------------------|-------------------------------|
| 1 | Lodi Boys and Girls Club | \$200,000 | Public Facility and/or Improvement | yes | \$200,000 |
| 2 | Dial-a-Ride | \$5,000 | Public Service activity | yes | \$2,500 |
| 3 | Housing Rehabilitation | \$75,000 | Housing Rehabilitation | yes | \$50,000 |
| 4 | Eastside Improvement Committee | \$5,000 | Public Service activity | yes | \$2,500 |
| 5 | Eastside Alley/Street Lights | \$150,000 | Public Facility and/or Improvement | yes | \$50,000 |
| 6 | Good Samaritan Food Services | \$10,000 | Public Service activity | yes | \$7,500 |
| 7 | Family Law Service Center | \$7,000 | Public Service activity | yes | \$3,500 |
| 8 | Habitat for Humanity | \$20,000 | Acquisition (real property) | yes | \$20,000 |
| 9 | Salvation Army | \$98,000 | Public Facility and/or Improvement | yes | \$98,000 |
| 10 | Loel Foundation Rehabilitation | \$45,000 | Public Facility and/or Improvement | yes | \$45,000 |
| 11 | Handicap Ramp (Street) Installations | \$83,500 | Removal of Architectural Barriers | yes | \$50,000 |
| 12 | Miscellaneous Park Playground (ADA) Improvement | \$50,000 | Removal of Architectural Barriers | yes | \$25,000 |
| 13 | Lodi Lake Playground Reconstruction | \$120,000 | Removal of Architectural Barriers | yes | \$60,000 |
| 15 | Legion Park Playground Retrofit | \$105,000 | Removal of Architectural Barriers | yes | \$105,000 |
| 16 | Administration | \$20,000 | Program Administration | yes | \$20,000 |
| 17 | Dial-a-Ride | \$5,000 | Public Service activity | yes | \$2,500 |
| 18 | Eastside Improvement Committee | \$5,000 | Public Service activity | yes | \$2,500 |
| 19 | Good Samaritan Food Services | \$10,000 | Public Service activity | yes | \$2,500 |

Amended Chart A

EXHIBIT A

| Priority ranking | Proposal | Funding requested for 1996-97 | Eligibility Category | Eligible as per HUD | City Council approved funding |
|------------------|---|-------------------------------|-----------------------------------|---------------------|-------------------------------------|
| 20 | Family Law Service Center | \$7,000 | Public Service activity | yes | \$3,500 |
| 21 | Miscellaneous Park Playground (ADA) Improvement | \$50,000 | Removal of Architectural Barriers | yes | \$25,000 |
| | Fair Housing of San Joaquin County | \$8,800 | Program Administration | yes | \$0; see "reallocations" attachment |
| Totals | | \$1,079,300 | | | \$775,000 |

Chart B

1996 Adjustments and/or Reallocations of
Prior Year's CDBG Funds

| Source of funds; Reallocate from Account # | Amount of Reallocation | Reallocate to Account # (To be Designated Upon Adoption of 96/97 Entitlement | Justification for Action |
|---|---------------------------|---|--|
| 1) 45.4-301.02 (Fair Housing) | \$ 62.02 | 45.2-301.02 (Fair Housing) | Surplus Fair Housing funding will be used to carry out same activity in current year, making additional funds available for other projects. |
| 2) 45.6-301.02 (Fair Housing) | \$ 4,736.00 | 45.2-301.02 (Fair Housing) | Surplus Fair Housing funding will be used to carry out same activity in current year, making additional funds available for other projects. |
| 3) 45.7-301.02 (Fair Housing) | \$ 4,045.00 | 45.2-301.02 (Fair Housing) | Surplus Fair Housing funding will be used to carry out same activity in current year, making additional funds available for other projects. |
| 4) 45.7-301.02 (Fair Housing) | \$ 955.00 | 45.2-350.50 (Housing Rehabilitation) | Balance of Fair Housing account will be used for another eligible activity. |
| Housing Rehabilitation program income from 7/1/95 to 1/31/96 (held by | | 45.2-350.50 (Housing Rehabilitation) | Program income generated by Federal program is usually put back into same program. |
| 5) San Joaquin Co.) | \$ 7,350.00 | | |
| 6) 45.9-360.66 (Community Improvement) | \$ 12,122.00 | 45.2-350.50 | Unused funding from Community Improvement activity will be reallocated to Housing Rehabilitation making additional funds available for other projects. |
| Total | \$ 29,270.02 | | |